

**CITY OF MINNEAPOLIS**  
**2016 LCDA AND LCDA-TOD**  
**GRANT APPLICATION RANKING TOOL**  
*(Based upon 2015 Metropolitan Council program criteria;  
subject to final Metropolitan Council approval)*

**Housing (20 points):** The proposal's ability to produce affordable housing; City has adopted affordability requirements for housing assisted with City funds or other fiscal devices applicable in the TOD Area.

**TOD Design (16 points):** Degree to which the City has formalized TOD guidelines; intensity of future use of the site; proposal's ability to demonstrate TOD design features that promote walking, bicycling, recreation, and the use of transit.

**Jobs and Economic Competitiveness (15 points):** Proposal's ability to create or preserve employment opportunities within 24 months (for construction jobs) and/or 48 months (for permanent jobs) and livable wage jobs; proximity to employment centers with high job densities; proposal's ability to enhance the local tax base.

**Transit Accessibility, Walkability, and Ridership (14 points):** The degree to which the TOD Area provides the opportunity for residents and/or employees in that TOD Area to live or work there without reliance on an automobile, for meeting daily needs through the use of transit or walking, for reducing automobile ownership and vehicular traffic; proposal's ability to increase the share of transit ridership to a level above what would be expected from a more traditional development.

**Environmental Design (6 points):** Proposal's ability to minimize stormwater runoff, filter sediments, and promote infiltration; incorporate green building design and energy efficiency standards; minimize greenhouse gas emissions; and clean contaminated land.

**Leverage and Partnerships (4 points):** A partnership has been established with an existing funding commitment to advance the proposal and leverage other resources.

**TOD Model/Demonstration Value (20 points):** Proposal's demonstration value and potential to provide area-wide benefits; degree to which the proposal's development plan demonstrates TOD design features as listed under the above threshold criteria. Consideration will be given to how well the proposal

addresses the four criteria categories from the Step 1 process: transit access/design/ridership impact, housing, jobs, and TOD design.

**Catalyst (10 points):** Proposal's ability to be catalytic to attract private sector investment.

**City priority and readiness (15 points)**

- Is the development consistent with City policy and plans?
- Does the developer have site control?
- What is the status of plan approvals?
- Is the project/site a priority within its geographic sector?
- Has the City Council taken action in support of the project?
- Are there City funds committed to the project?
- What percentage of overall project funds is committed?
- Is there documented neighborhood review of the project?
- Does the project have an unspent LCDA or LCDA-TOD award from a prior year?
- Will the project be able to utilize the LCDA or LCDA-TOD funds within the 36-month grant term?

**Housing Performance Score (10 points):** The applicant's Housing Performance Score will be converted from a 100 point scale to a 10 point scale. If a proposed project includes new affordable housing or if a significant amount of affordable housing is already located within the project site/area, the proposal will be held harmless by assigning the higher of the communities actual performance score or the average performance scores from all proposals being evaluated.